

Before the Board of Zoning Adjustment, D.C.

Application No. 11458, of Christos D. Sarbov, pursuant to Section 8207.2 of the Zoning Regulations for permission to establish a parking lot in an R-5-B District as provided by Section 3104.44, at 1820 T Street, N.W., Lots 90 & 91, Square 132.

HEARING DATE: September 19, 1973

EXECUTIVE SESSION: October 3, 1973

FINDINGS OF FACT:

1. The property was the subject of another BZA appeal in February 1973. The prior application was dismissed with prejudice for lack of authorization from owner.

2. Applicant-owner has leased the lots to Bennie Fleming to establish a private parking lot for \$60 a month.

3. Mr. Fleming and employees of various government offices in the area will use the lot. The employees will pay Mr. Fleming \$1.25 a week to park on the lot.

4. The Department of Highways and Traffic submitted a report in which they offered no objection.

5. Opposition centered around the fact that the parking lot was not a neighborhood use, and that traffic conditions in the area was a problem.

CONCLUSIONS OF LAW:

Based upon the above Findings of Fact, the Board is of the opinion that because the parking lot in question will increase the flow of traffic in this already congested residential neighborhood, that establishment of this use will create a dangerous and otherwise objectionable traffic condition. The Board also concludes that because the parking lot would be used by government employees, it is not necessary and convenient to other uses in the neighborhood and would adversely affect the residential character of the neighborhood.

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ORDERED:

That the above application be DENIED.

Vote: 4-0

BY ORDER OF THE D. C. BOARD OF ZONING ADJUSTMENT

Attested by: James E. Miller  
JAMES E. MILLER  
Secretary of the Board

THAT THE ORDER OF THE BOARD IS VALID FOR A PERIOD OF SIX MONTHS ONLY UNLESS APPLICATION FOR A BUILDING AND/OR OCCUPANCY PERMIT IS FILED WITH THE DEPARTMENT OF ECONOMIC DEVELOPMENT WITHIN A PERIOD OF SIX MONTHS AFTER THE EFFECTIVE DATE OF THIS ORDER.

FINAL DATE OF ORDER: **DEC 19 1973**